

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning - Venkatapuram Gram Panchayat, Eluru Mandal - Change of land use from Agricultural land use to Residential land use in R.S.No.481-P, 482, 483, 485, 486, 500/1 & 501 to an extent of Ac.17.03 cents. - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 266

Dated:12-06-2013.
Read the following:-

- 1) GO.Ms.No.312, MA dated.25.07.1975.
- 2) G.O.Ms.No.158 MA, dated 22.03.1996.
- 3) From the DTCP Lr. Roc. No.12059/2012/R, dated 20.11.2012.
- 4) Govt. Memo No.27450/H1/2012-2, dt.18.04.2013.
- 5) From the DTCP Lr. Roc. No.12059/2012/R, dated 08.05.2013.
- 6) Govt. Memo No.27450/H1/2012-3, dt.16.05.2013.
- 7) Commissioner of Printing, A.P. Extraordinary Gazette No.344, Part-I, dt:23.05.2013.
- 8) From Panchayat Secretary Venkatapuram Eluru Mandal W.G. District. Dt.06.06.2013

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ORDER:-

The draft variation to the land use envisaged in the Master Plan for Eluru General Town Planning Scheme issued in the reference 6th read above was published in the Extraordinary issue of A.P. Gazette No.344, Part-I, dated.23.05.2013. The Director of Town & Country Planning, Hyderabad in the reference 5th read above has informed that an amount of Rs.1,37,807/- (Rupees One lakh Thirty Seven thousand eight hundred and Seven only) towards Development/ Conversion charges as per the instructions issued in the reference 2nd read above. In the reference 8th read above the Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District has informed that the draft variation notification issued, calling objections, in connection with change of land use from agricultural usage to residential usage in R.S.Nos.481-P, 482, 483, 485, 486, 500/1 & 501 to an extent of Ac.17.03 cents at Venkatapuram Panchayat has been published in the district edition of West Godavari of Deccan Chronicle daily (English version) and Andhra Bhoomi daily (Telugu version) on 19.05.2013 respectively, and also informed that they have not received any objections & suggestions from the general public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ADHAR SINHA
PRINCIPAL SECRETARY TO GOVERNMENT (UD)I/C

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal,
West Godavari District.

Copy to:

The individual through the Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District.
The District Collector, West Godavari District.
SC/SF.

//FORWARDED::BY::ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.344, Part-I, dated 23.05.2013 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.481-P, 482,483,485,486,500/1 & 501 to an extent of Ac.17.03 cents the boundaries of which are as shown in the schedule here to and which is earmarked for Agricultural use zone in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O. Ms. No. 312 MA., Dt.25.07.1975 is now designated for Residential use by variation of change of land use based on the Graham Panchayat Resolution No.97/A, dated 26.07.2012 and as the site is surrounded on Western side by approved layout L.P.No.57/2003, subject to conditions that the existing Irrigation, Revenue filed channel/ drainage bodi passing through these lands should not be disturbed and maintaining sufficient buffer along the channels and not to create any inconvenience for adjacent framers, as marked as "A to M" in the revised part proposed land use map G.T.P.No.17/2013/R available in the Municipal Office, Eluru town and Venkatapuram Gram Panchayat **subject to the following conditions;**

1. The Applicant shall take prior technical approval from the competent authority for future development.
2. The applicant shall obtain prior permission from the competent authority before commencing the development work.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Existing field bodhi in R.S.No.476
East	: Existing filed bodhi in R.S.No.484
South	: Agricultural lands in R.S.No.500
West	: Approved L.P.No.57/2003.

ADHAR SINHA
PRINCIPAL SECRETARY TO GOVERNMENT (UD)I/C

SECTION OFFICER.